



*Indianola will be known for high-quality education,
a thriving business economy, enriching amenities,
and small-town character*



	Moody's INVESTORS SERVICE	FitchRatings	S&P Global Ratings	Rating Grade Description
Investment Grade	Aaa	AAA	AAA	Highest credit quality, lowest level of credit risk
	Aa1	AA+	AA+	
	Aa2	AA	AA	Very high credit quality with very low credit risk
	Aa3	AA-	AA-	
	A1	A+	A+	
	A2			
	A3			
	Baa1			
	Baa2			
	Baa3			
Speculative Grade	Ba1			
	Ba2			
	Ba3			
	B1			
	B2			
	B3			
	Caa1			
	Caa2			
	Caa3			
	Ca			to occur
	C			issues but
				Restricted Default (RD): Issuers have missed one or more payments but are not under supervision for reorganization or liquidation.
				Default: Issuers are unlikely to pay their obligations and have likely entered into bankruptcy filings, administration, receivership, liquidation or other formal winding-up procedures.

Moody's
INVESTORS SERVICE

7 World Trade Center
250 Greenwich Street
New York 10007
www.moodys.com

September 25, 2019

Andy Lent
INDIANOLA (CITY OF) IA

Dear Andy Lent :

We wish to inform you that on September 24, 2019, Moody's Investors Service reviewed and assigned an Underlying rating of Aa2 to INDIANOLA (CITY OF) IA, General Obligation Refunding Capital Loan Notes, Series 2019.

VALUATION

	Valuation Year	Payable Fiscal Year	100% Actual Valuation	Taxable Valuation (With Rollback)	Taxable TIF Increment Valuation	Total Taxable Valuation
~\$173 M	2019	2020/21	\$1,054,087,927	\$568,699,179	\$76,070,552	\$644,769,731
	2018	2019/20	985,746,865	541,061,480	78,588,074	619,649,554
	2017	2018/19	959,834,217	523,080,763	72,340,746	595,421,509
	2016	2017/18	880,877,509	492,577,085	66,681,130	559,258,215
	2015	2016/17	863,852,007	481,746,187	59,727,678	541,473,865
	2014	2015/16	840,315,884	475,010,758	52,745,764	527,756,522
	2013	2014/15	816,676,572	468,506,382	44,429,835	512,936,217

City's total valuation surpassed \$1 billion!



SOME ACCOMPLISHMENTS

- 161 Building Permits
 - 55 New Residential Units (Over \$9 Million in Valuation)
 - 6 New Commercial Buildings (Over \$13 Million in Valuation)
- 135 lots that have either been approved or received preliminary plat approval from the Council
- Sold 3 of the 4 remaining D & D lots
 - Cabin Coffee expected to open in late 2020/early 2021
 - Adding \$415,000 (minimum) valuation
- Hosted 2nd Annual Builders & Developers Breakfast
 - “I wish more Cities would do this!” - *Des Moines Realtor*
 - “I wish my organization had a relationship with other Cities like we have developed with Indianola.” - *Executive Director of a regional developers association*

COMPREHENSIVE MASTER PLAN UPDATE

ELEVATE INDIANOLA

A COMPREHENSIVE PLAN UPDATE PREPARED WITH THE CITIZENS OF INDIANOLA



PROJECT MANAGEMENT TEAM

PROJECT MANAGEMENT TEAM

DREW BRAZIE, PARK COMMISSION

ANITA CHRISTENSEN, SUSTAINABILITY COMMITTEE

JAY COWEN, JERRY'S HOMES

CHARLIE DISSELL, DIRECTOR OF COMMUNITY & ECONOMIC DEVELOPMENT

BRENDA EASTER, INDIANOLA CHAMBER

MICHAEL EGEL, DES MOINES METRO OPERA

NATE FEHL, HY-VEE

RACHEL GOCKEN, WARREN COUNTY ECONOMIC DEVELOPMENT CORP

KENNY HERRING, PEOPLES COMPANY

AARON HURT, INDIANOLA FIRE

JARED JOHNSON, ACCURATE DEVELOPMENT

KEVIN JOHNSON, ACCURATE DEVELOPMENT

BOB LANE, SIMPSON UNIVERSITY

EMMETT KONRAD, HOMETOWN PRIDE

DAVID MAAHS, GREATER DES MOINES PARTNERSHIP

LARRY MCCONNELL, GIB'S A&W

BARB MCMURRY, IOWA REALTY

DAVE MOELLER, CITIZEN / CITY ENGINEER

ANGELA NELSON, HOMETOWN PRIDE

ELODIE OPSTAD, LOCAL HISTORIAN

JOSH RABE, PLANNING & ZONING COMMISSION

MIKE ROZGA, UTILITY BOARD

ART SATHOFF, INDIANOLA SCHOOLS

STACI SCHEURENBRAND, NATIONAL BALLOON CLASSIC

KEITH WELLING, TRUBANK



WHAT'S A COMP PLAN?

A GUIDE FOR DECISION MAKERS

A long-range policy manual to guide decisions about the development of a community

A LEGAL BASIS FOR LAND USE REGULATIONS

Under Iowa Code Section 414, zoning regulations must be established in accordance with a comprehensive plan

A COMMUNITY'S VISION FOR THE FUTURE

Represents the community's vision for the future and is therefore heavily dependent on public engagement

PROGRESS
(The Goal)

BUDGET
(The Funding)

WORK PLANS
(The Work)

GUIDING DOCUMENTS
(The Tasks)

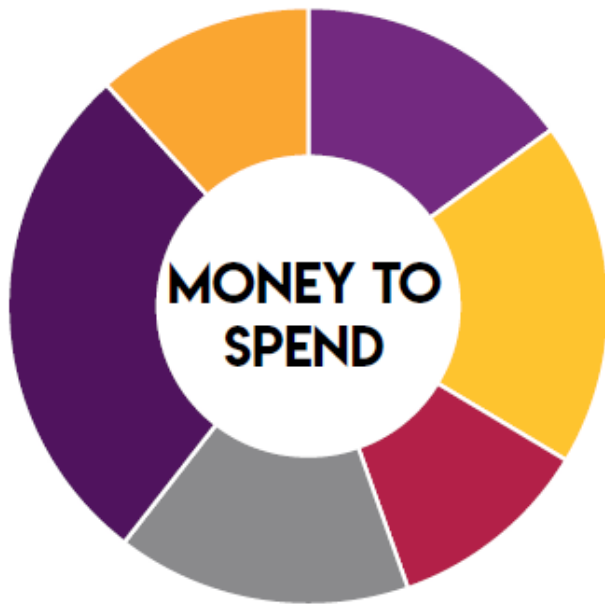
COMPREHENSIVE PLAN
(The Vision)



PUBLIC ENGAGEMENT FEEDBACK

June 24 – August 19, 2019 – ~10.2% of population; ~13.7% of ages 20 and over

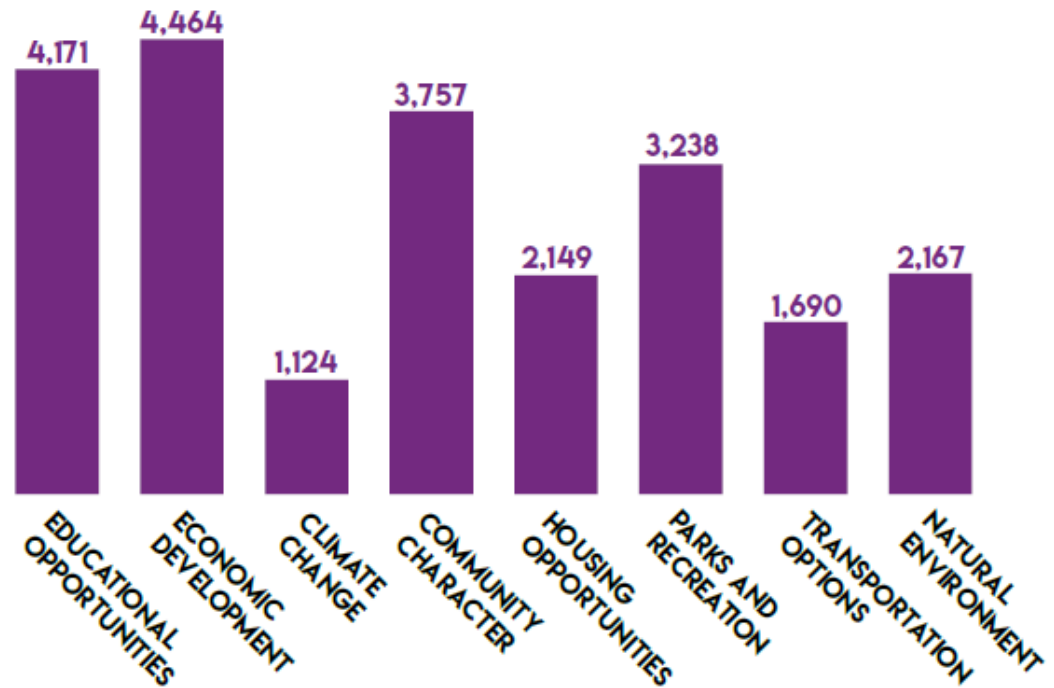
METROQUEST ONLINE SURVEY – 1,635 PARTICIPANTS



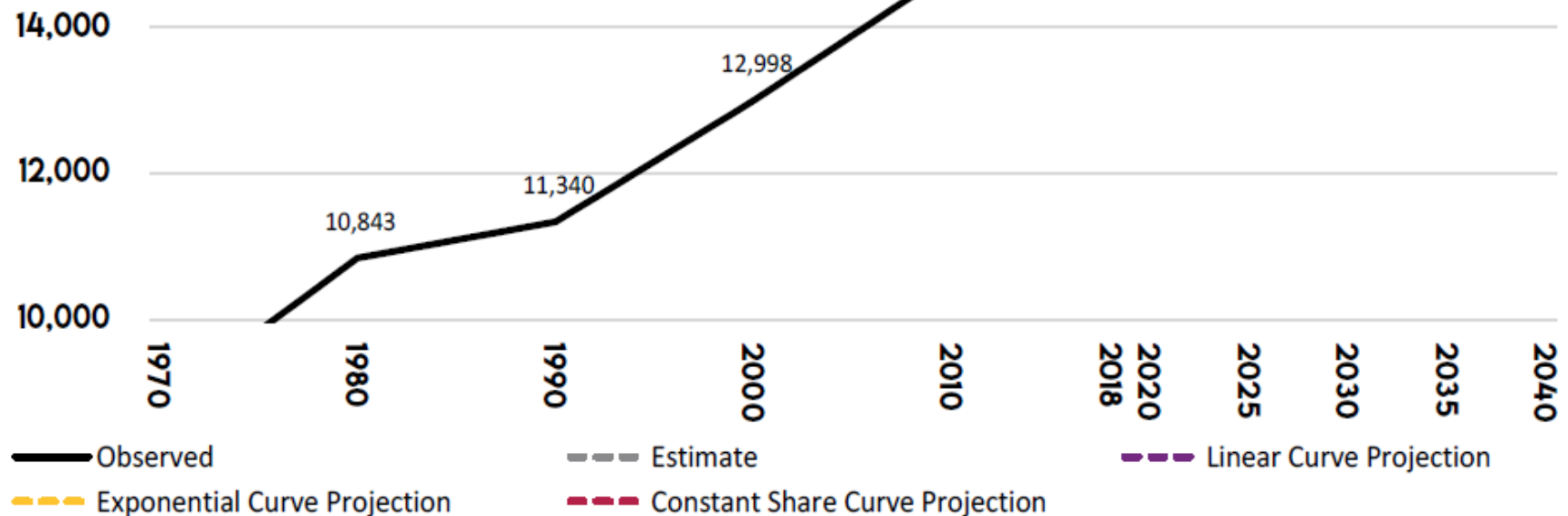
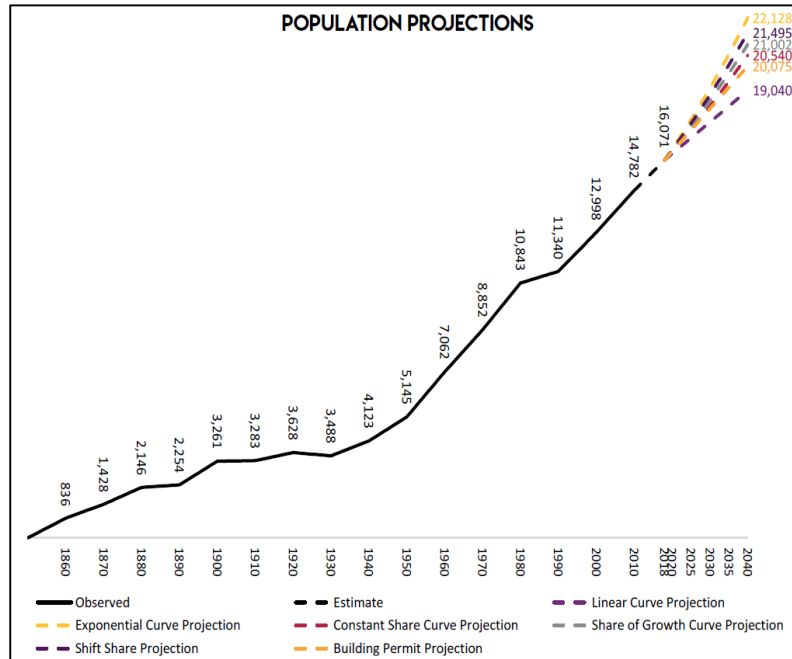
**TOTAL BUDGET
ALLOCATED TO EACH
CATEGORY FOR ALL
PARTICIPANTS**

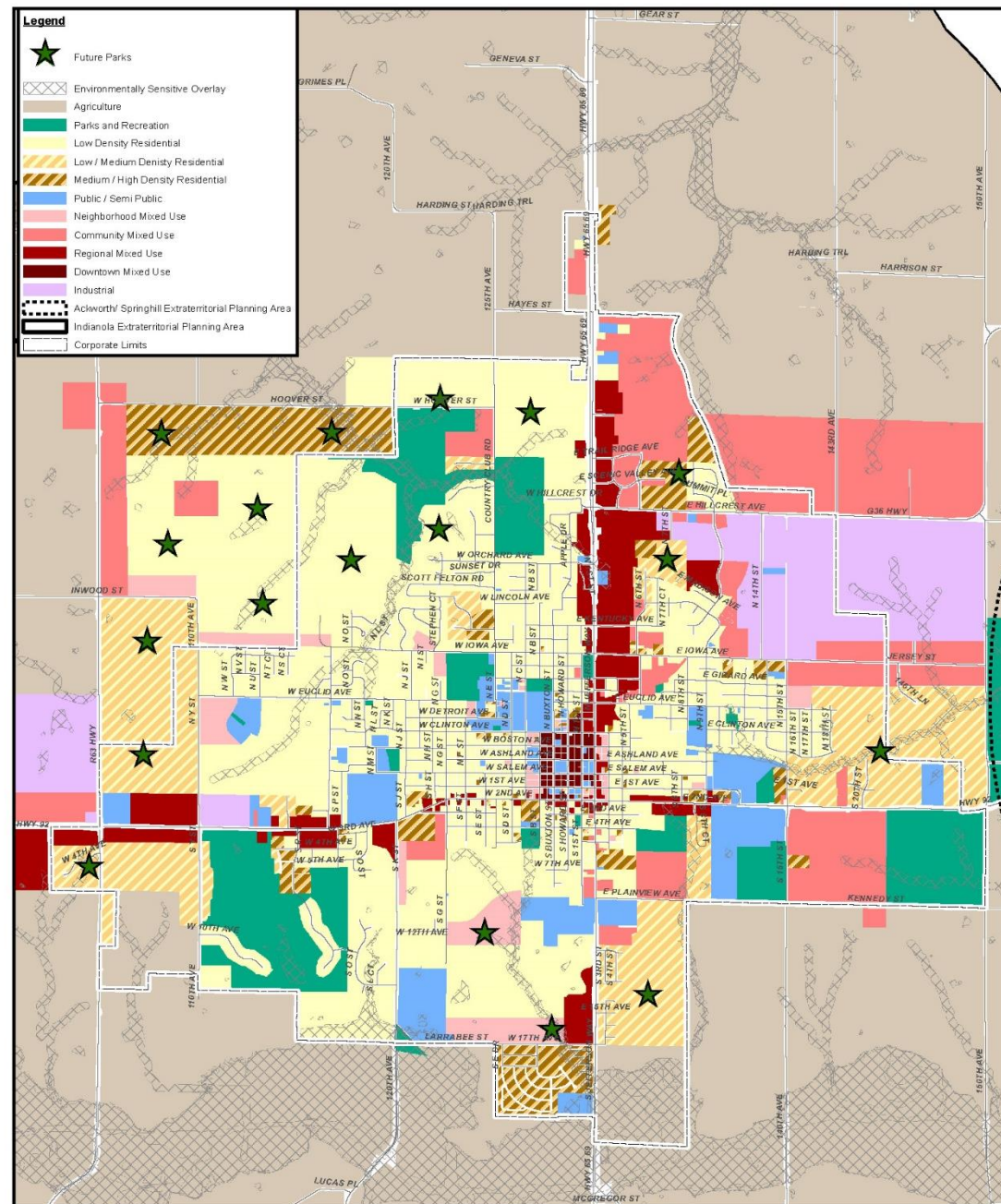
CITY BUILDINGS 20,556
DOWNTOWN 25,656
NATURAL
ENVIRONMENT 15,145
PARKS 21,793
ROADS 38,229
TRAILS 16,093

WHAT'S MOST IMPORTANT?

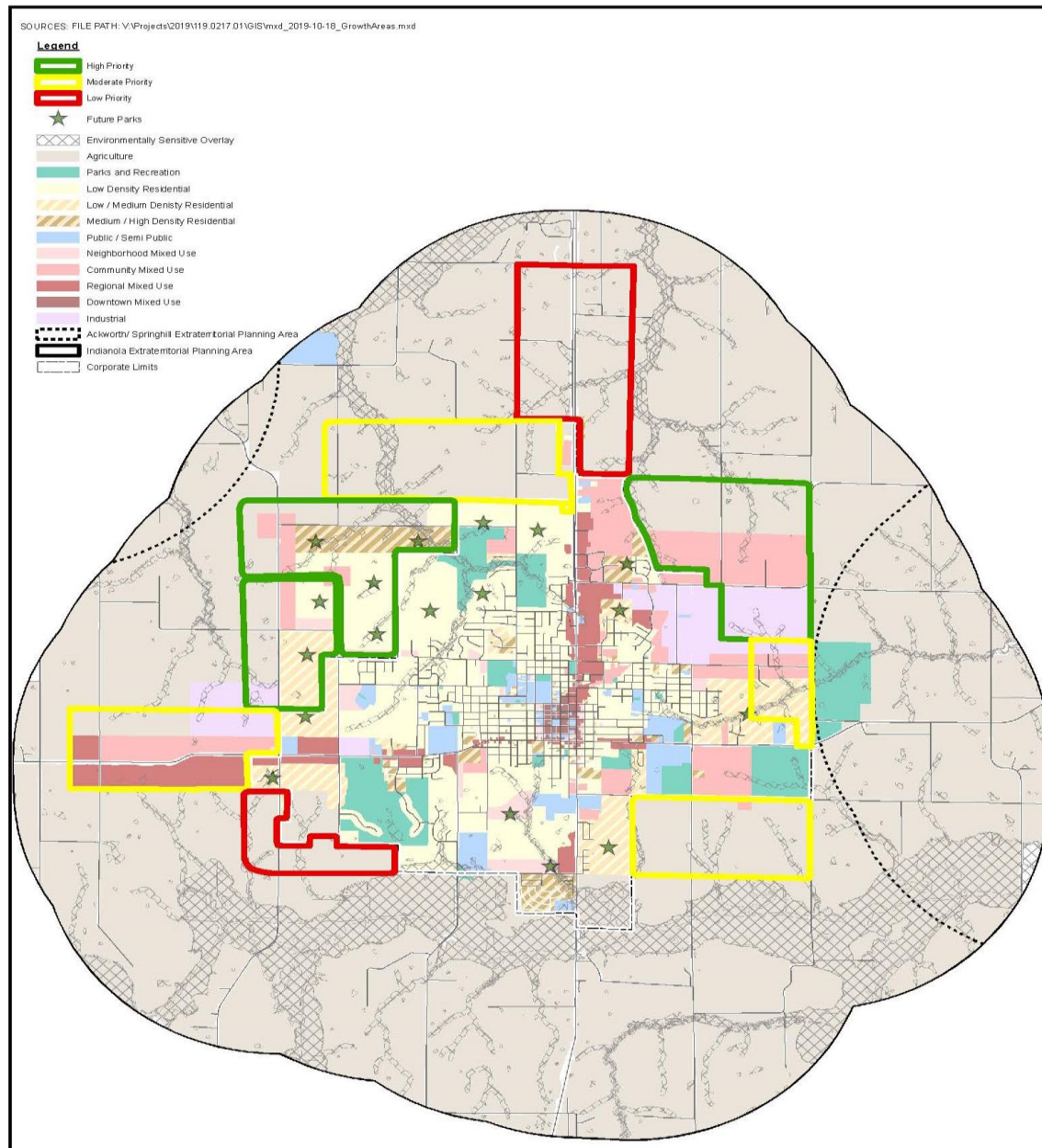


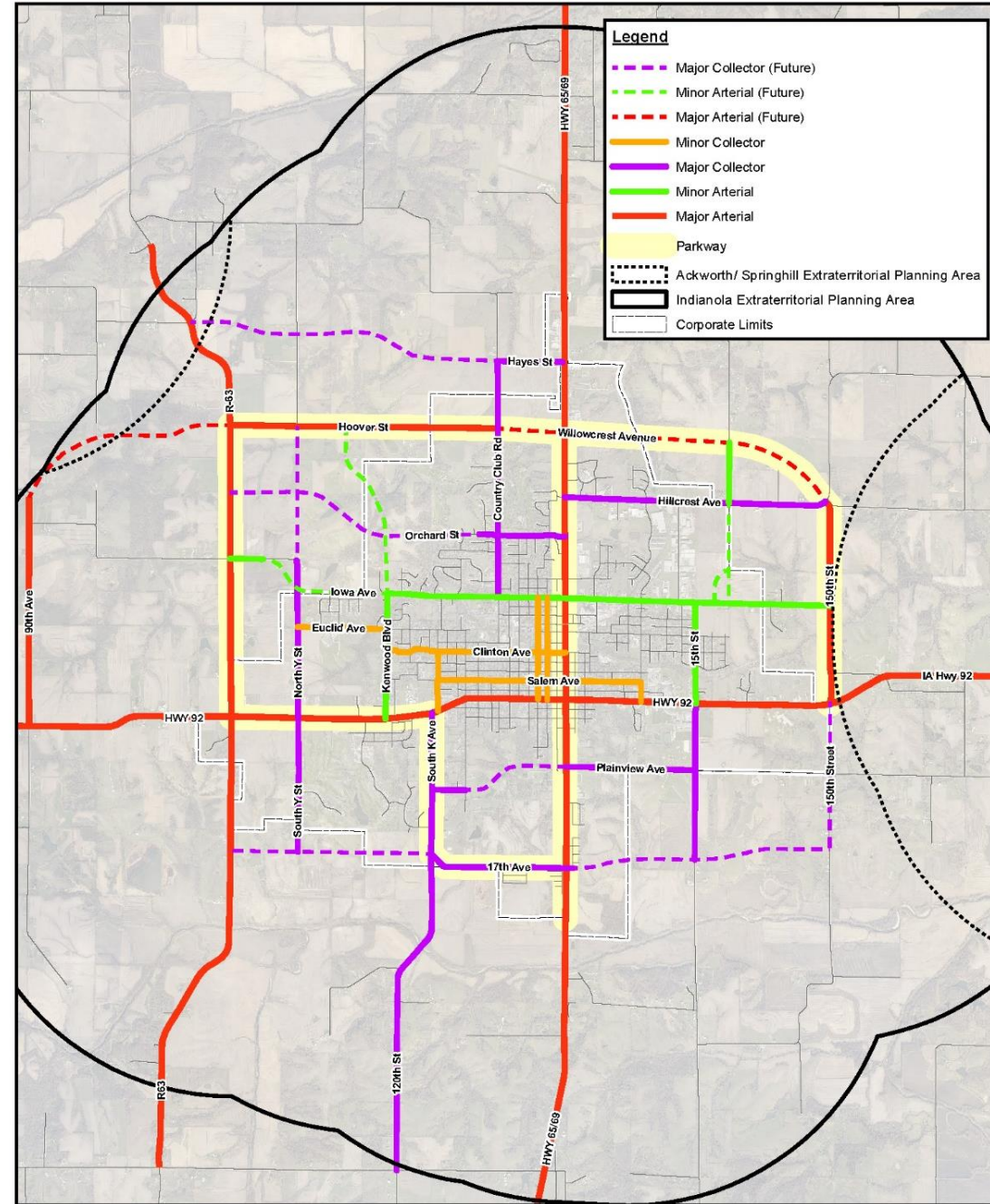
POPULATION PROJECTIONS





PRIORITY ANNEXATION AREAS





Legend

- Major Collector (Future)
- Minor Arterial (Future)
- Major Arterial (Future)
- Minor Collector
- Major Collector
- Minor Arterial
- Major Arterial
- Parkway
- Ackworth/ Springhill Extraterritorial Planning Area
- Indianola Extraterritorial Planning Area
- Corporate Limits

HOUSING ANALYSIS

INCOME RANGE	% OF CITY MEDIAN	AFFORD-ABILITY (MONTHLY PAYMENT)	# OF HOUSE-HOLDS IN EACH RANGE	EST. VALUE OF HOME THEY CAN AFFORD (PURCHASE)	VALUE OF OWNER UNITS	# OF OWNER UNITS	EST. MONTHLY RENT THEY CAN AFFORD	# OF RENTER UNITS	TOTAL UNITS	BALANCE
\$0-24,999	45%	\$583	1,186	\$99,999	\$0-99,999	573	\$0-600	544	1,117	-69
\$25,000-49,999	90%	\$1,167	1,600	\$199,999	\$100,000-199,999	2,391	\$601-1,100	1,086	3,477	1,877
\$50,000-74,999	135%	\$1,750	1,256	\$299,999	\$200,000-299,999	763	\$1,101-1,700	227	990	-266
\$75,000-99,999	180%	\$2,333	762	\$399,999	\$300,000-399,999	229	\$1,701-2,300	25	254	-508
\$100,000-149,999	270%	\$3,500	790	\$499,999	\$400,000-499,999	28	\$2,301-3,500	37	65	-725
\$150,000+			454	\$500,000+	\$500,000+	40	\$3,501+	47	87	-367

IMPLEMENTATION

The Implementation Plan is a working document – the timeline, parties, partners, and resources may change.

Review annually and issue a public report assessing accomplishments and identifying roadblocks.

If needed, make modifications to future land use, goals, objectives, and actions through a public process with justification.

While the Community Development Department is the “keeper” of the document, there are multiple “responsible parties.”

IMPLEMENTATION PLAN

Leadership, Partners and Resources

Type of Action

- Policy and Code Amendments
- Tasks
- Capital Improvement Program (CIP)

Timeline

- **Short-term:** within 5 years
- **Medium-term:** 5-10 years
- **Long-term:** 10-20 years

TR: TRANSPORTATION

OBJECTIVE	ACTION	TIME-LINE	TYPE	RESPONSIBLE PARTY	PARTNER(S)	RESOURCES
TR-2-B: Promote development of a grid street network	TR-2-B-v: Prioritize the development of access management plans for East Hillcrest Avenue and Hoover Street	Short	CIP	Streets	Businesses	SUDAS
	TR-2-B-vi: Manage access to Highways 92 and 65/69 for new development and redevelopment	Ongoing	Code/Policy	Streets	DOT	SUDAS
TR-2-C: Use the street design to establish a character for the city and neighborhoods	TR-2-C-i: Bury utilities with all new development and with redevelopment whenever possible	Ongoing	Code/Policy	IMU	Streets	SUDAS
	TR-2-C-ii: Follow tree planting guidelines to ensure that street trees will not interfere with utilities, sidewalks, or the adjacent roadway	Ongoing	Code/Policy	Streets	CED, P&R, IMU	SUDAS
	TR-2-C-iii: Plant street trees adjacent to all publicly-owned properties whenever possible	Short	CIP	Streets	CED, P&R	Recurring Funding Source
	TR-2-C-iv: Adopt a zoning overlay to establish the parkway design guidelines	Short	Code/Policy	CED	Streets	APA
	TR-2-C-v: Develop and use Complete Streets and traffic calming policies and design guidelines for new streets and rehabilitation of existing streets	Short	Code/Policy	Streets	CED	ITE, NCSC, DMAMPO

MOVING FORWARD 2020

MOVING FORWARD 2020

◎ The City of Indianola FY21 Budget

- Public Hearing and Council Consideration on March 25th
- Meets all Financial Policy Requirements
- Aligns with Priorities Identified by Community as Part of Comp Plan Survey
- Continues Council's Direction for Public Safety Staffing
- Continues to Invest in Infrastructure



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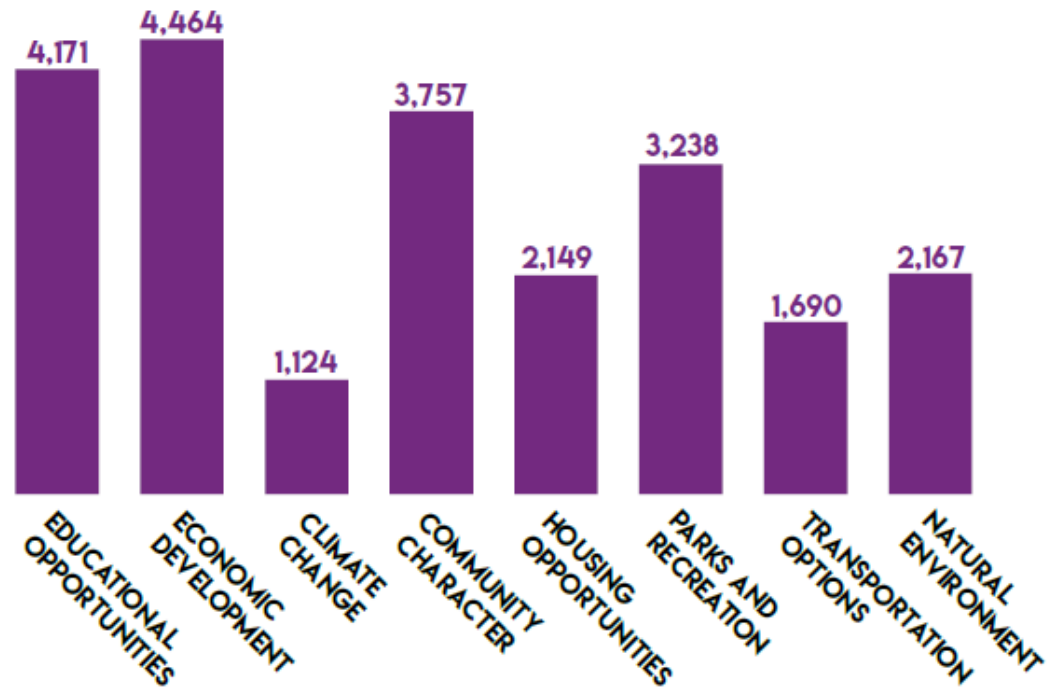
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TRAILS 16,093

WHAT'S MOST IMPORTANT?



MOVING FORWARD 2020

- ⦿ Updated Comprehensive Plan Adoption – Econ. Dev.; Character; etc
- ⦿ Begin Updates to Various City Codes – Econ. Dev.; Character; etc
 - Zoning Regulations
 - Site Plan
 - Subdivision
- ⦿ Update of Building and Fire Codes – Econ. Dev.; Character; etc
- ⦿ US Census 2020 – Econ. Dev.; Character; etc
 - Anticipation of Rental Regulations

MOVING FORWARD 2020

- ◉ Indianola Water Resource Recovery Facility (WRRF) – Econ. Dev.
- ◉ Square Streetscape Implementation – Downtown; Econ. Dev.
- ◉ Iowa Avenue Paving/Missouri Valley JATC Project – Econ. Dev.; Roads
- ◉ Hillcrest Avenue Reconstruction – Econ. Dev.; Roads
- ◉ South K Street Paving – Econ. Dev.; Roads
- ◉ Quail Meadows Lift Station Relocation – Econ. Dev.
- ◉ City Hall/Library/Public Safety Improvements – City Buildings
- ◉ Pavement Indexing and Stormwater Planning – Roads

CAPITAL IMPROVEMENT PLAN

INFRASTRUCTURE CAPITAL IMPROVEMENT PLAN (Streets)

Last Updated:
2/19/2020

	FY20	FY21	FY22	FY23
COMMUNITY DEVELOPMENT				
ST-2: Iowa Avenue Extension for Missouri Valley JATC	1,494,475			
Downtown Streetscape		2,000,000	2,700,000	
TRAFFIC SIGNALIZATION				
ST-5: Traffic Signal Timing Updates (US65 & IA92)	160,000			
STREETS				
Major Capital Improvement Projects				
ST-1: Hillcrest Avenue Reconstruction	20,000		470,000	2,510,000
ST-3: North 14th Street Improvements				
ST-6: K Street Roadway Improvements	40,000		3,194,000	1,150,000
Capital Reconstruction/Preventive Maintenance				
ST-7: Pavement Indexing	12,000	15,000		
Ashland--Reconstruction 9th St East to HS	75,000			
Iowa Avenue--N 1st Street East to Jefferson Way	155,000			
Clinton Street (Reconstruction Howard to Buxton		175,000		
W Lincoln St--Reconstruction E Street east to C Street			262,000	
Apple Drive-Reconstruction Philip Pl North to Rolling Vista				260,000
Capital Reconstruction/Preventive Maintenance TBD				
TOTAL	1,956,475	2,190,000	6,626,000	3,920,000

WATER RESOURCE RECOVERY FACILITY (WRRF)

WATER RESOURCE RECOVERY FACILITY



WATER RESOURCE RECOVERY FACILITY

- ⦿ High Peak Flows during rain events
- ⦿ Desire to handle Peak Flows in real time
- ⦿ Selected Peak Flow Treatment technology for treatment of high dilute flows
- ⦿ Treatment concept new to IDNR
 - ✓ No equalization - \$6M savings
 - ✓ Smaller secondary treatment - \$4M savings
 - ✓ Secondary treatment includes nutrient removal - \$2M savings

\$12 MILLION DOLLARS IN SAVINGS BC OF DESIGN FEATURES

2019 SEWER RATE COMPARISON
Iowa Cities (Population 10,000+)
All Wastewater Plants
Prepared by the City of Ames, Iowa

0 CF		600 CF		1,000 CF		10,000 CF		50,000 CF		100,000 CF	
Keokuk	31.90	Oskaloosa	65.64	Oskaloosa	98.08	Clinton	963.00	Clinton	4,815	Clinton	9,630
North Liberty	31.24	Fairfield	65.49	Clinton	96.30	Oskaloosa	827.98	Oskaloosa	4,072	Waukee	8,127
Muscatine	29.71	Clinton	57.78	Fairfield	94.49	Waukee	815.89	Waukee	4,065	Oskaloosa	8,127
Spencer	25.56	Norwalk	53.42	Waukee	84.75	Boone	800.00	Boone	3,988	Boone	7,973
Marshalltown	23.75	Waukee	52.25	Norwalk	84.03	Norwalk	772.76	Norwalk	3,834	Norwalk	7,660
Fort Madison	23.25	Ankeny	50.96	Boone	82.70	Fairfield	746.99	Fairfield	3,647	Fairfield	7,272
Storm Lake	22.07	North Liberty	50.88	Ankeny	72.15	Indianola	675.94	Indianola	3,384	Indianola	6,769
Fairfield	21.99	Boone	50.82	Keokuk	70.38	Altoona	597.46	Altoona	2,967	Altoona	5,930
Cedar Falls	19.45	Keokuk	49.37	North Liberty	67.73	Ankeny	572.71	Des Moines	2,806	Waverly	5,610
Ankeny	19.18	Fort Madison	49.06	Indianola	66.65	Des Moines	564.69	Waverly	2,805	Des Moines	5,607
Pella	18.36	Davenport	46.90	Fort Madison	66.27	Waverly	561.00	Ankeny	2,779	Ankeny	5,578
Davenport	18.34	Ottumwa	43.00	Davenport	65.94	Keokuk	542.99	Keokuk	2,644	Dubuque	5,270
Oskaloosa	16.98	Spencer	42.51	Altoona	64.25	Dubuque	527.08	Dubuque	2,635	Keokuk	5,269
Fort Dodge	16.94	Marshalltown	42.23	Ottumwa	62.00	Davenport	494.34	Davenport	2,398	Davenport	4,778
Cedar Rapids	16.16	Storm Lake	41.10	Des Moines	60.43	Ottumwa	489.50	Ottumwa	2,390	Ottumwa	4,765
Waterloo	15.75	Altoona	40.54	Spencer	57.06	West Des Moines	456.16	West Des Moines	2,266	West Des Moines	4,529
Ottumwa	14.50	Indianola	39.57	Pleasant Hill	56.50	Fort Madison	453.38	Clive	2,222	Clive	4,436
Waukee	14.37	Burlington	39.17	Waverly	56.10	Clive	450.62	Coralville	2,205	Coralville	4,405
Burlington	14.04	Muscatine	38.35	Burlington	55.93	North Liberty	446.76	Fort Madison	2,174	Fort Madison	4,325
Coralville	13.75	Pleasant Hill	38.03	Marshalltown	54.55	Coralville	444.95	Grimes	2,160	Grimes	4,315
Waverly	13.74	Des Moines	38.02	Storm Lake	53.79	Grimes	436.64	Sioux City	2,147	Sioux City	4,289
Altoona	12.92	Clive	34.34	Dubuque	52.69	Burlington	432.95	North Liberty	2,131	Johnston	4,255
Newton	12.52	Waverly	33.66	Clive	52.06	Sioux City	432.16	Johnston	2,131	North Liberty	4,237
Sioux City	11.28	Cedar Falls	33.41	Muscatine	49.87	Johnston	431.04	Burlington	2,109	Burlington	4,203
Ames	11.03	Johnston	31.64	Coralville	48.95	Newton	405.50	Newton	2,010	Newton	4,015
Dubuque	10.53	Dubuque	31.61	Grimes	48.85	Iowa City	403.16	Iowa City	1,999	Iowa City	3,994
Pleasant Hill	10.34	Grimes	31.61	West Des Moines	48.85	Pleasant Hill	394.61	Marion	1,902	Marion	3,802
Mason City	10.05	Coralville	31.35	Johnston	48.64	Marion	382.00	Pleasant Hill	1,819	Pleasant Hill	3,599
Clinton	9.63	West Des Moines	30.74	Cedar Falls	47.37	Cedar Falls	361.47	Cedar Falls	1,757	Cedar Falls	3,502
Council Bluffs	8.58	Newton	28.56	Sioux City	45.10	Spencer	349.77	Pella	1,717	Pella	3,434
Iowa City	8.15	Sioux City	28.19	Newton	44.60	Pella	343.35	Bettendorf	1,642	Bettendorf	3,282
Indianola	8.00	Iowa City	28.10	Iowa City	44.06	Storm Lake	339.24	Urbandale	1,630	Urbandale	3,257
Clive	7.77	Ames	27.95	Marion	40.00	Bettendorf	330.00	Storm Lake	1,608	Storm Lake	3,194
Norwalk	7.50	Marion	24.80	Ames	39.23	Urbandale	328.40	Marshalltown	1,564	Marshalltown	3,104
Johnston	6.15	Cedar Rapids	24.77	Urbandale	35.54	Marshalltown	311.75	Muscatine	1,461	Muscatine	2,901
Grimes	5.76	Waterloo	23.31	Bettendorf	34.80	Muscatine	309.07	Council Bluffs	1,430	Council Bluffs	2,860
Iowa Great Lakes Sanitary District	5.00	Urbandale	22.52	Pella	34.34	Ames	293.03	Ames	1,421	Ames	2,831
Des Moines	4.40	Fort Dodge	21.81	Waterloo	33.39	Council Bluffs	286.00	Spencer	1,388	Spencer	2,686
West Des Moines	3.59	Bettendorf	21.68	Cedar Rapids	33.37	Waterloo	260.19	Waterloo	1,268	Waterloo	2,528
Boone	3.00	Pella	20.60	Fort Dodge	31.59	Fort Dodge	251.74	Fort Dodge	1,230	Fort Dodge	2,453
Urbandale	3.00	Mason City	19.60	Mason City	29.33	Mason City	248.21	Mason City	1,221	Mason City	2,437
Bettendorf	2.00	Council Bluffs	17.16	Council Bluffs	28.60	Cedar Rapids	227.01	Cedar Rapids	1,088	Cedar Rapids	2,163
Marion	2.00	Iowa Great Lakes Sanitary District	11.06	Iowa Great Lakes Sanitary District	15.10	Iowa Great Lakes Sanitary District	105.99	Iowa Great Lakes Sanitary District	510	Iowa Great Lakes Sanitary District	1,015
High	31.90	High	65.64	High	98.08	High	963.00	High	4,815	High	9,630
Median	12.92	Median	34.34	Median	52.69	Median	432.95	Median	2,131	Median	4,255
Low	2.00	Low	11.06	Low	15.10	Low	105.99	Low	510	Low	1,015



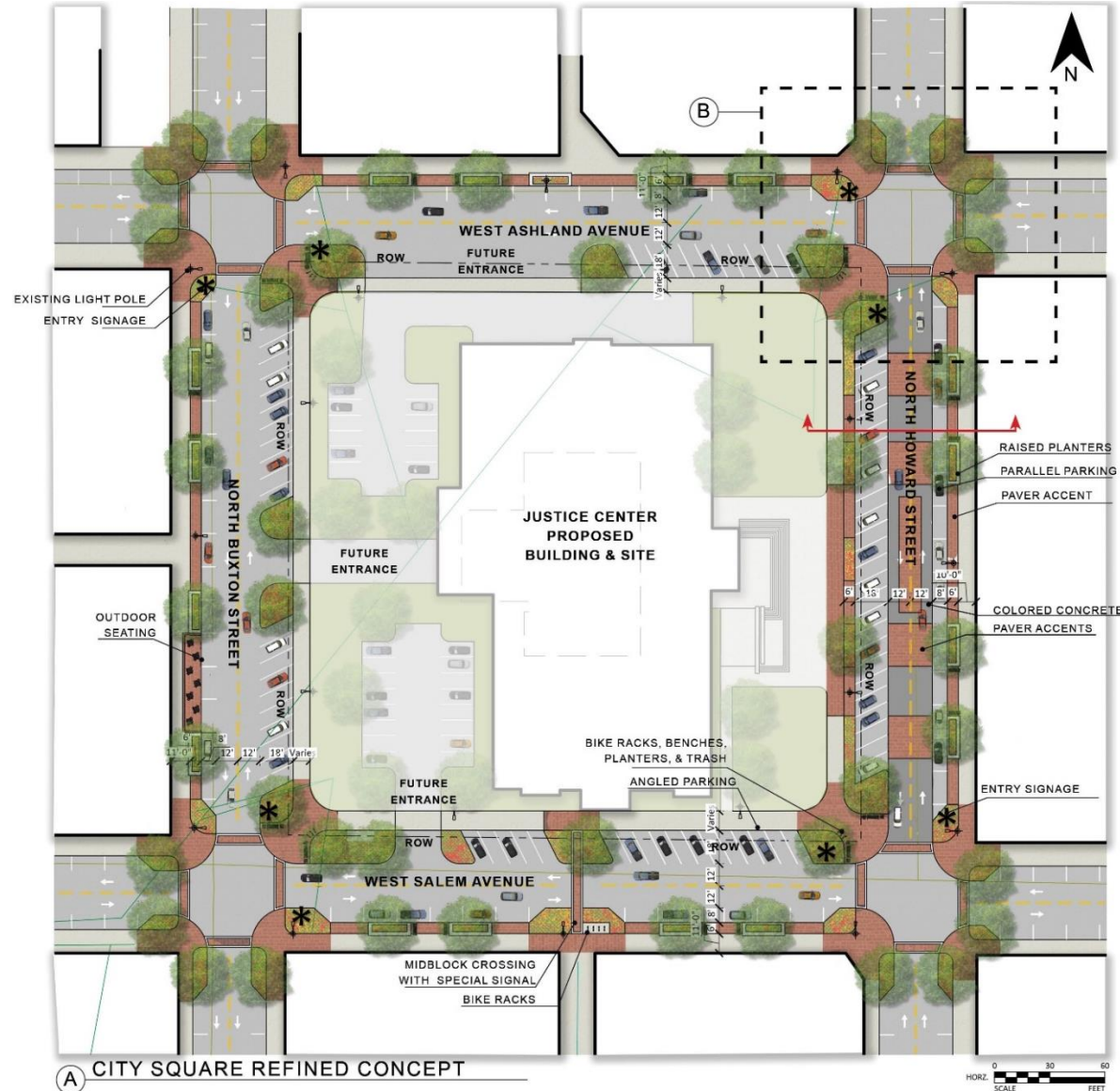
STREETSCAPE

PROJECT STEERING COMMITTEE

Terry Pauling
Bob Lane
Heather Gaumer
Rob Keller
Jennifer Pfeifer-Malaney
Amanda Ripperger
Wendy Wohlwend
Barb Bendon
Mary Donaghy-Richards
Bryant Houston
Rachel Gocken
Andrew Swadner
Misty Soldwisch

Brad Rudolf
Seth Lampman
Meg Schneider
Angie Buchanan
Rod Curtis
Brenda Easter
Erin Freeberg
Steve Gray
Marvin Gribbons
Leslie Held
Kathy Magruder

STREETSCAPE



ON SQUARE PARKING CALCS:

Existing Parking – 164 Stalls
 County Update Parking – 153 Stalls
 Street Redesign Parking – 134 Stalls

Total Loss – 30 Stalls

Public Parking Off-Street – 335 Stalls

STREETSCAPE



VIEW LOOKING NORTH DOWN NORTH BUXTON STREET

IOWA AVE PAVING/MISSOURI VALLEY JATC

UNITED STATES DEPARTMENT OF
COMMERCE
NEWS

WASHINGTON, D.C. 20230



**Economic
Development
Administration**

FOR IMMEDIATE RELEASE

Thursday, January 23, 2020

Contact: **John Atwood**
JAtwood@eda.gov

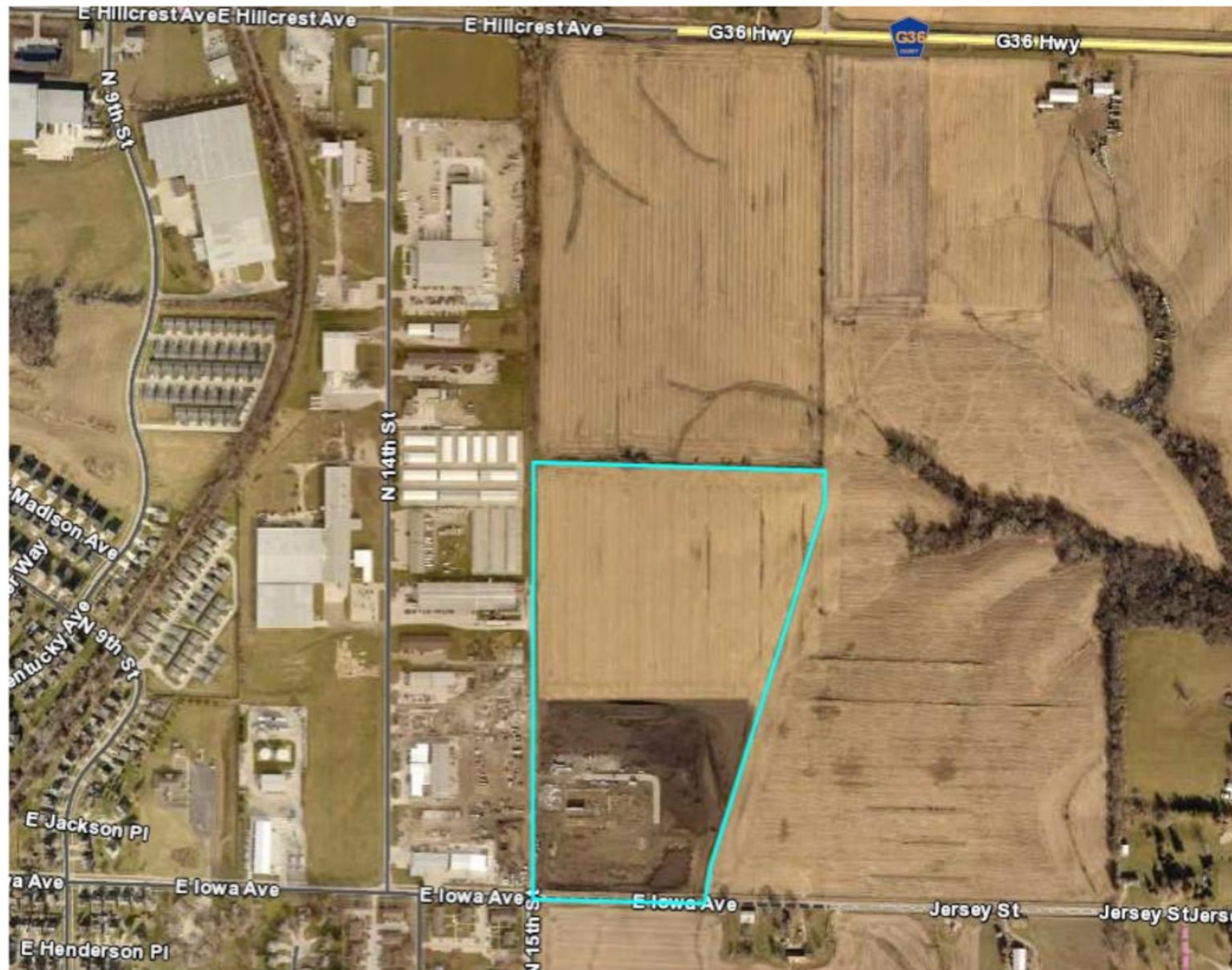
**U.S. Department of Commerce Invests \$627,237 to
Support Workforce Development Opportunities in Indianola, Iowa**

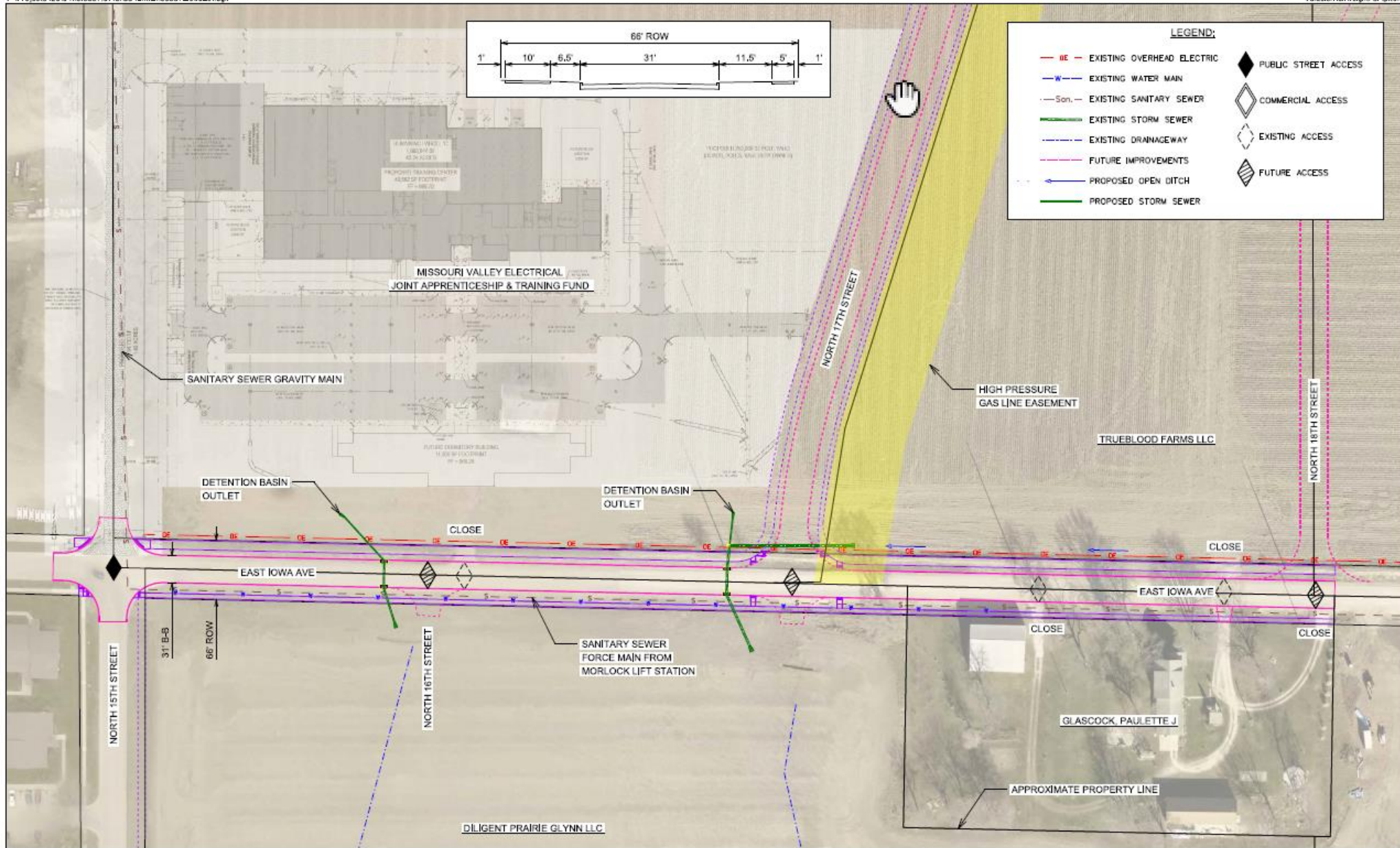
WASHINGTON – Today, the U.S. Department of Commerce’s Economic Development Administration (EDA) is awarding a \$627,237 grant to the city of Indianola, Iowa, to help build an access road that will serve a local workforce training facility. This EDA grant, to be matched with \$627,238 in local investment, is expected to create nearly 3,500 jobs.

“Helping our communities implement their plans to cultivate the workforce that businesses need is a top priority for the Trump Administration,” **said U.S. Assistant Secretary of Commerce for Economic Development Dr. John Fleming.** “This EDA investment will build the necessary road infrastructure to serve a workforce training facility that will fulfil the demand for trained electrical linemen.”

This project will address the local and regional need for a more skilled workforce by expanding the road and utilities along Iowa Avenue to provide access for the expansion of the Missouri

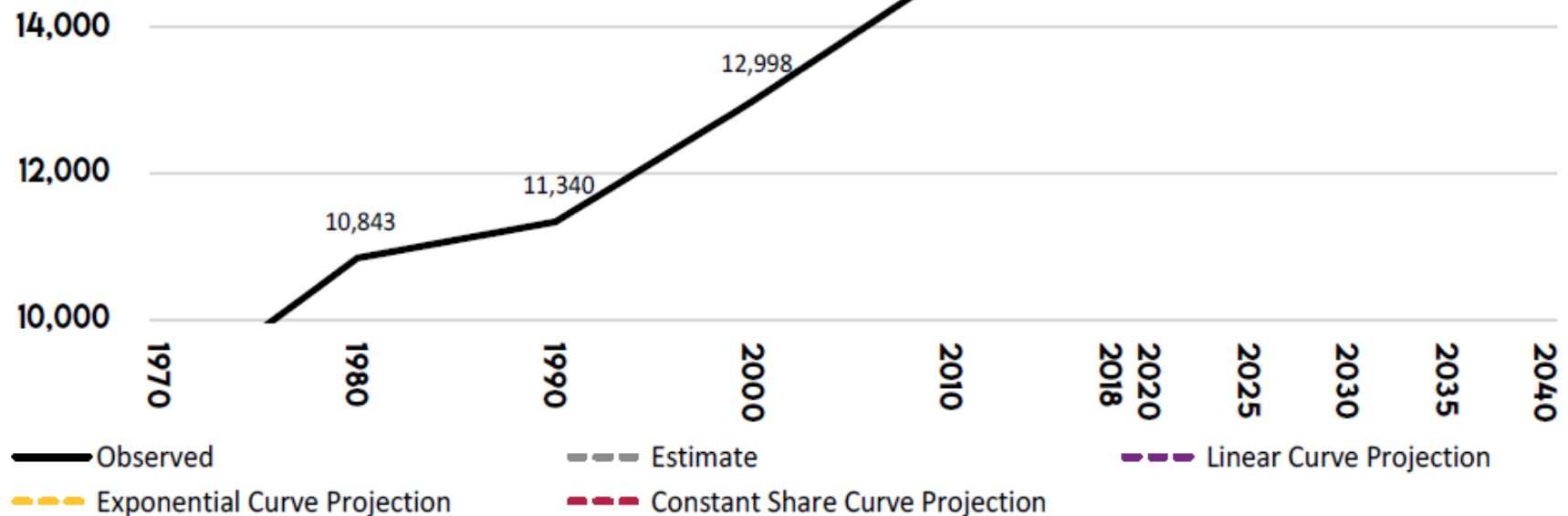
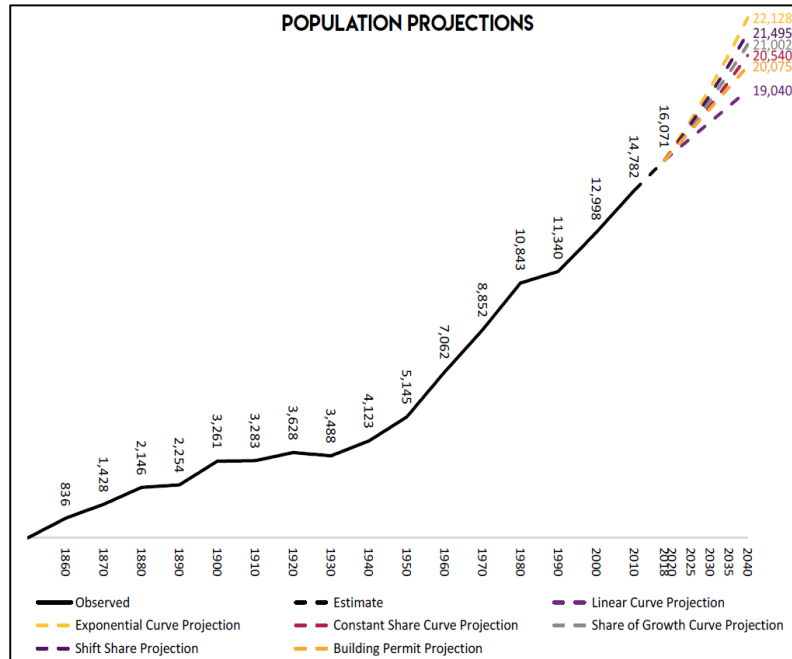








POPULATION PROJECTIONS



CENSUS

Shape your community.

START HERE.

GET INVOLVED

U.S. Census – As you are aware, every 10 years the federal government conducts an official count of individuals residing within the United States. This is an extremely important process for communities to engage in as the results of a census impacts:

- Billions of dollars in federal funds to local communities for schools, roads, and other public services.
- Preparations to meet transportation and emergency readiness needs.
- Determines the number of seats each state has in the U.S. House of Representatives and political representation at all levels of government.

While the City had good participation in the 2000 census (84% participation), this rate dropped to 81% in 2010, which negatively impacted funding to the City for 10 years. Please be aware of (and help share) the following:

- Census mailings will begin in March, with most households receiving these mailings by spring break.
- April 1 is Census Day (by April 1 everyone should have received the Census mailing) and is the day you report where you live on that date.
- In April, Census takers will begin visiting college students living on Campus, people in senior centers and other who live amongst large groups of people.
- Beginning in May, all non-respondents will be visited by a Census taker to have their census information collected.

PLEASE HELP TO SHARE THE IMPORTANCE OF PARTICIPATION IN THIS PROCESS!





2020 INSURANCE RENEWALS

2020 INSURANCE RENEWALS

⦿ Policies up for renewal

- Medical – should have renewal from Wellmark later this month (March)
- Dental – should have renewal from MetLife by end of March
- Short-Term Disability – should have renewal from Mutual of Omaha by end of March
- Renewal recommendation likely in April/May

⦿ Policies in a rate guarantee

- Vision – rates are guaranteed until 7/1/2021
- Basic Life – rates are guaranteed until 7/1/2021
- Long-Term Disability – rates are guaranteed until 7/1/2021
- Voluntary Term Life – rates are guaranteed until 7/1/2021

